



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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 Nursery Lane
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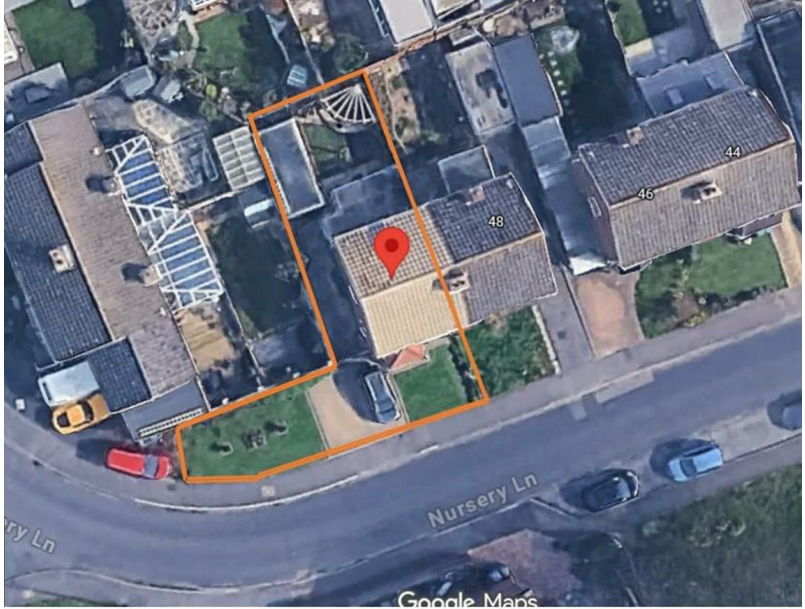
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**50 Nursery Lane
Stubbington
Fareham
PO14 2PY**

Asking Price £389,950
Freehold

3 Bedrooms 1 Bathroom 2 Living Areas C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	84

England & Wales EU Directive 2002/91/EC



This Extended three bedroom semi detached property is truly in IMMACULATE DECORATIVE order throughout. The accommodation comprises of a porch, hallway, downstairs cloakroom, lounge/diner, refitted kitchen and a good size sun room with a fully insulated roof. The first floor offers three bedrooms and a refitted bathroom. Positioned in a highly requested location and within walking distance to the beach as well as the Stubbington Village makes this a great purchase for a growing family. The outside offers a large frontage for parking numerous cars which leads to an additional driveway behind timber gates which in turn leads to the detached single garage. This property could easily be extended further utilising the side space if the purchaser wished (STPP). Please call Chambers to arrange a viewing and avoid missing out.

Porch
Accessed via a composite front door, double glazed window to front elevation, radiator, smooth skimmed and coved ceiling, laminate flooring, glazed oak effect door into:

Entrance hall
Staircase to first floor with understairs storage cupboard, radiator, smooth skimmed coved ceiling, door to:

Downstairs Cloakroom
Double glazed window to side elevation, fitted WC, corner wall mounted wash hand basin with mixer tap, laminate flooring, smooth skimmed coved ceiling.

Lounge/Diner
23'3" x 11'3" max (7.09 x 3.44 max)
Double glazed window to front elevation, feature fireplace with fitted gas living flame fire, two radiators, space for dining table and chairs, laminate flooring, smooth skimmed coved ceiling.

Kitchen
11'3" x 8'7" (3.43 x 2.64)
Double glazed window and door in to sun room, fitted with a modern range of wall and base cupboard/drawer units incorporating under unit lighting, inset ceramic sink unit with mixer tap, integrated appliances include an eye level electric oven, four burner gas hob with chimney hood over and larder fridge, space for washing machine, space for dishwasher, laminate flooring.

Sun Room
17'6" max x 9'3" max (5.34 max x 2.84 max)
Fully insulated roof, ceramic tiled floor, French doors to rear garden and a UPVC door to side driveway, vertical radiator. double storage cupboard, wall light.

First Floor Landing
Double glazed window to side elevation, access to loft via void with fitted ladder, insulation and power, access to airing cupboard with combi boiler (approx 6 Years old and yearly serviced) and shelving, radiator, doors to three bedrooms and family bathroom.

Master Bedroom
12'2" x 10'5" (3.73 x 3.18)
Double glazed window to front elevation, smooth skimmed coved ceiling, radiator.

Bedroom Two
10'5" x 10'5" (3.19 x 3.18)
Double glazed window to rear elevation, smooth skimmed coved ceiling, radiator.

Bedroom Three
8'7" x 7'6" inc bulkhead (2.64 x 2.30 inc bulkhead)
Double glazed window to front elevation, smooth skimmed coved ceiling, radiator.

Family Bathroom
Refitted with a white suite comprising of a panel bath with a separate shower over plus a rainfall shower head above, inset vanity sink with mixer tap and storage cupboards above and beneath, concealed WC, grey modular radiator, fully tiled walls, extractor fan, inset spotlights to smooth skimmed ceiling, laminate flooring.

Rear Garden
A low maintenance rear garden with areas laid to patio and slate chippings, fully fence enclosed, with further patio and feature pergola above, outside tap, side access gate leading to garage and driveway.

Detached Single Garage
18'0" x 8'2" (5.49 x 2.51)
Situated in the rear garden hidden behind timber vehicular gates, remote controlled electric roller door, power and light.

Front Driveway/Garden
A large front driveway laid to resin currently for parking two vehicles side by side adjacent to two separate areas laid to lawn which could be used for further parking. There is also additional driveway behind timber gates leading to the garage.